

PROJECT NARRATIVE

994 NYS Route 67

LOCATION

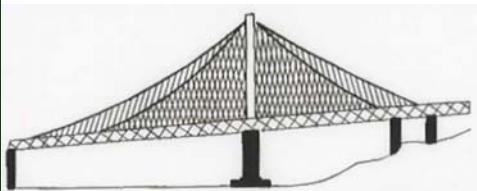
994 NYS Route 67
Town of Ballston
Saratoga County
State of New York

PREPARED FOR

Rise Housing and Support Services
127 Union Street
Saratoga Springs, NY 12866

Date Prepared

January 28, 2022



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CIVIL ♦ ENVIRONMENTAL ♦ STRUCTURAL ENGINEERING

PROJECT NARRATIVE

A. Project Location

The parcel is located at 994 Route 67. The parcel is occupied by an existing residential structure that has been converted into a Rise residential program. The parcel is owned by Rise Housing and Support Services and is 1.88 Acres in size.

B. Parcel Description

The parcel is occupied by an existing residential structure that has been converted into a Rise residential program. Rise offers healthy housing for people with mental health concerns, substance use and other life challenges. The existing house has been converted into a 12 bed residential treatment facility. The parcel is situated on the corner of the NYS Route 67 and NYS Route 50. It is bordered on both the north and south by commercial developments, while it is bordered on the east by the approved Dominic Hollow multi-family residential development. There are currently 8 parking spaces delineated on the parcel. There are no NYSDEC Freshwater or USACOE Jurisdictional wetlands on the parcel.

C. Zoning and Proposed Development

The current zoning of the subject parcel is Mixed Use Center North. There is currently a moratorium on development in the Town of Ballston; however, in December of 2021, the Town of Ballston Zoning Board of Appeals granted a variance to allow this proposed development to proceed.

It is proposed to construct a new single story wood framed structure at the rear of the parcel. The structure will be approximately 8,300 s.f. in size and house 20 new beds as well as operational support facilities.

The parking demand for the entire parcel has been determined to be twelve spaces total. This is based solely on employee parking since residents are not allowed vehicles. The maximum number of employees on site at any given time will be 12 employees. The proposed development will delineate 12 total parking spaces plus two accessible parking spaces for a total of 14 parking spaces on the parcel. This proposal is a 24 hour residential facility.

A concrete sidewalk will be constructed from the approved Dominic Hollow residential development to the east through the subject parcel to the sidewalks on NYS Route 67.

The following is a breakdown of the site coverage statistics for the proposed overall development:

- Building – 11,800.s.f. (14%)
- Greenspace – 48,316 s.f. (59%)
- Parking/Loading – 21,777 s.f. (27%)

D. Potential Impacts

Noise – The proposed development will not have noise impacts exceeding the ambient noise levels.

Visual – The proposed development in keeping with the existing view shed.

Drainage – The proposed storm water management system will mitigate on site drainage in accordance with all local and state requirements..

Traffic – Traffic generated from the proposed development is minimal and will not impact the adjacent road network.

Sewer – The proposed development will connect to the existing sewer main to the east of the parcel. The additional flow will be approximately 2,200 gallons per day.

Water – The proposed development will connect to the existing water main on NYS Route 50. The additional demand on the water system will be 2,200 gallons per day.

Solid Waste – The proposed development will generate minimal solid waste. The solid waste will be removed from the parcel by a commercial hauler to an approved facility.

Schools – The proposed development will not create any demand on the school district

Chemical Use and Disposal – The proposed development will not create any chemical use.